

VENTURE PARK 39

Just west of I-39, South of Baxter Rd.
Rockford, Illinois

Property Highlights

- + 166 Acres
- + Build-to-Suits from 800K to 1.2 MM SF
- + Owner will build-to-suit lease or BTS sale
- + Potential for heavy power
- + Adjacent to Class I Canadian Pacific Soo Line Rail
- + Incentives available
- + Strong labor market
- + Under 5 miles to I-39/Baxter Rd. interchange
- + 3.5 miles to Chicago Rockford International Airport (with FTZ & 2nd largest UPS hub in the US)
- + Close to Union Pacific Global III Intermodal Facility

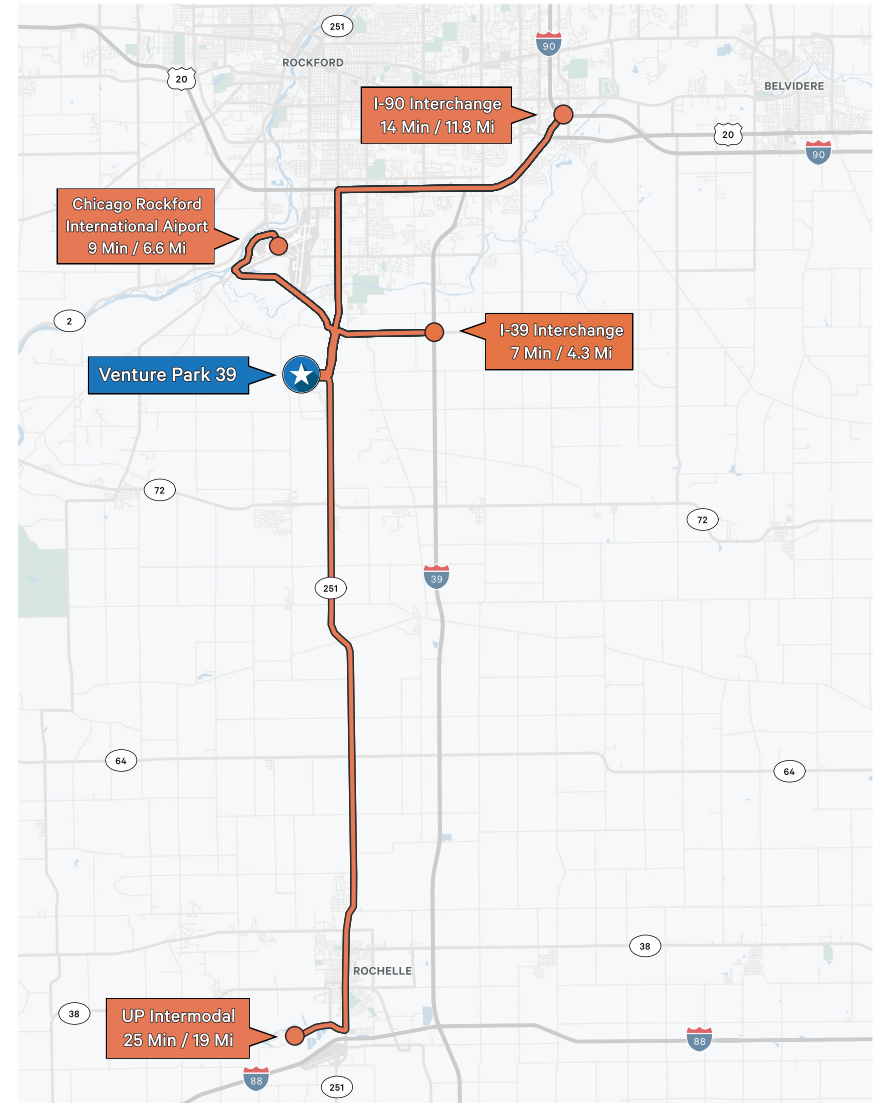


166 Acres

Venture Park 39, NWC of 251 and E. Edson Road, Rockford

For BTS

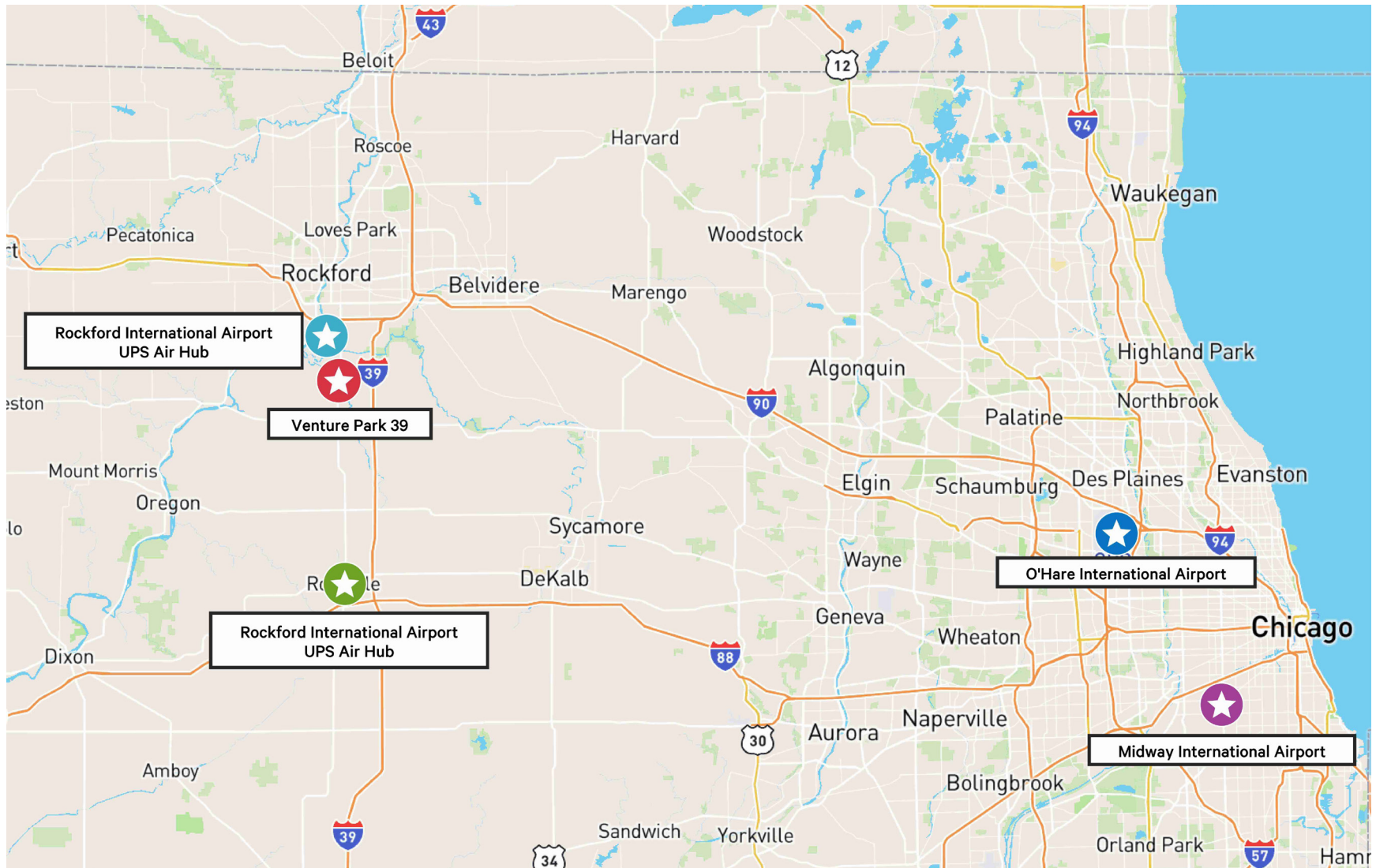
Conceptual Site Plan - Option 2



166 Acres

Venture Park 39, NWC of 251 and E. Edson Road, Rockford

For BTS



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